001.0	0001	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	839,400	/	839,400
USE VALUE:	839,400	/	839,400
ASSESSED:	839,400	/	839,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-42A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARLBERG JEFFREY A & MICHELE I
Owner 2:	
Owner 3:	
Street 1:	134 SUMMER ST
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	407,400		432,000	839,400
Total Card	0.092	407,400		432,000	839,400
Total Parcel	0.092	407,400		432,000	839,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.55 | /Parcel: 381.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	260
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!25!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	407,400	0	4,000.	432,000	839,400	839,400	Year End Roll	12/18/2019
2019	104	FV	315,600	0	4,000.	459,000	774,600	774,600	Year End Roll	1/3/2019
2018	104	FV	315,600	0	4,000.	334,800	650,400	650,400	Year End Roll	12/20/2017
2017	104	FV	315,300	0	4,000.	291,600	606,900	606,900	Year End Roll	1/3/2017
2016	104	FV	315,300	0	4,000.	248,400	563,700	563,700	Year End	1/4/2016
2015	104	FV	280,200	0	4,000.	243,000	523,200	523,200	Year End Roll	12/11/2014
2014	104	FV	280,200	0	4,000.	199,800	480,000	480,000	Year End Roll	12/16/2013
2013	104	FV	291,800	0	4,000.	190,100	481,900	481,900		12/13/2012

PRINT

Date	Time
12/10/20	15:55:26

LAST REV

Date	Time
09/13/17	15:02:19
apro	
25	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLUZO PETER/E	28580-541		5/15/1998		283,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/1998	703		4,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	189	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.99980003
Adj $ / SQ:	191.598
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590427
Depreciation:	183032
Depreciated Total:	407395

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

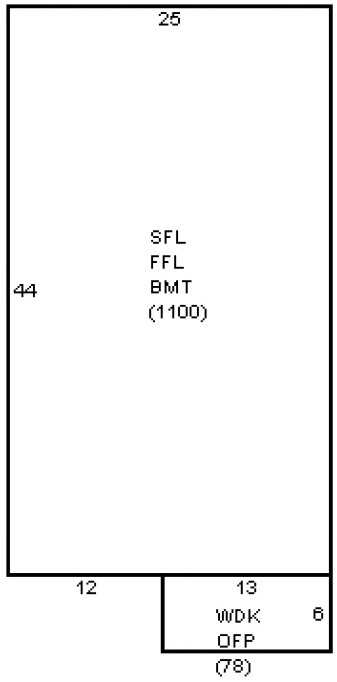
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
97	040.0-0003-0003.0		7/1/1998	284,000
96	044.0-0006-0005.0		6/26/1998	263,000
93	005.0-0003-0015.0		8/25/1998	323,000
92	008.0-0005-0004.0		4/6/1998	270,000
92	064.0-0001-0003.0		5/29/1998	299,900
92	043.0-0005-0001.0		1/30/1998	265,000

WtAv$/SQ: | AvRate: 93.66 | Ind.Val 259988.4341

Juris. Factor:		Before Depr:	191.60
Special Features:	0	Val/Su Net:	117.88
Final Total:	407400	Val/Su SzAd	185.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	57.480	63,227
FFL	First Floor	1,100	191.600	210,758
SFL	Second Floor	1,100	191.600	210,758
OFP	Open Porch	78	37.650	2,936
WDK	Deck	78	16.000	1,248

Net Sketched Area: 3,456 | Total: 488,927

Size Ad 2200 | Gross Are 3456 | FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: